

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
September 08, 2015**

MEMBERS PRESENT: Joe Wise, Chairman
Brenda Clarke, Assistant Secretary
Uwe Rothe
Jenny Brock
Jacobus Louw
Thomas Henning

MEMBERS ABSENT: Jamie Povlich
Timothy Zajonc, Vice-Chairman
Bob Cooper
Greg Cox, Secretary

STAFF PRESENT: Angie Carrier, Development Services Director
Angie Charles, Senior Planner
Steve Neilson, Development Coordinator
Matt Young, Planner
Laura Edmonds, Administrative Coordinator
Alan Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Brock gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on August 11, 2015, were approved by a 6-0 vote.

The first order of business was the Approval of the Agenda. Chairman Wise requested that there be an amendment. The second and third items on the agenda were withdrawn per the petitioner's request. The agenda was then approved by a 6-0 vote.

The first item on the agenda was to consider Rezoning Request #1002 for properties located along W. Walnut Street and McKinley Road from I-2 (Heavy Industrial) to R-6 (High Density/University Residential). The existing land use is vacant commercial buildings. The petitioner proposes to remove the existing buildings and construct a multi-family student housing development (96 4-bedroom units and 36 2-bedroom units) on the property. The petitioner is HH Multi, LLC.

Public Hearing was opened.

Ed Parker, 1821 Waters Edge Drive, spoke in favor of the rezoning by stating that it will provide opportunity for further development being in a crucial location that is beneficial for the local student body.

Gene Honeycutt, 136 Warrior Lane, property owner of 2424 W. Walnut/McKinley, spoke in favor of the rezoning by stating that development will enhance the surrounding neighborhood.

Micki Grant, Buc's Deli business owner, spoke in favor of the rezoning stating that it would provide more opportunity for retail in the area.

Maurice Wren, representative of Summit Student Living, spoke in favor of the rezoning stating that the development will have a first class appearance along with providing a favorable location for current and future students.

Steve Powell, Venture Engineering, spoke in favor of the rezoning stating that he specializes in properties with Floodplain/Floodway issues. He spoke on behalf of Venture Engineering stating that they are fully aware and prepared to handle any issues that may arise with the building of this structure.

The Public Hearing was closed.

Motion: Brock
Second: Clarke

Consider approval of Rezoning Request #1002 for properties located along W. Walnut Street and McKinley Road from I-2 (Heavy Industrial) to R-6 (High Density/University Residential).

The motion passed by a 6-0 vote.

The second item on the agenda was to consider Concept Plan associated with Rezoning Request #1002 for properties located along W. Walnut Street and McKinley Road from I-2 (Heavy Industrial) to R-6 (High Density/University Residential).

Public Hearing was held and no one spoke.

Motion: Brock
Second: Clarke

To consider approval of Concept Plan associated with Rezoning Request #1002 for properties located along W. Walnut Street and McKinley Road from I-2 (Heavy Industrial) to R-6 (High Density/University Residential).

The motion passed by a 6-0 vote.

The third item on the agenda was to consider Preliminary Plat approval of the Garland Farms Estates, Ph. III Subdivision, a 27-lot, 18.6 acre project located off Shadden Road. The property is currently in the process of being annexed into the city with R-2 zoning. The property is zoned R-2 (Low Density Residential District), and the petitioner is Michael Garland.

Public Hearing was opened.

Jonathan Lewis, Engineer, made himself available for any questions the Planning Commission might have.

Public Hearing was closed.

Motion: Henning
Second: Clarke

To consider Preliminary Plat approval of the Garland Farms Estates, Ph. III Subdivision, a 27-lot, 18.6 acre project located off Shadden Road conditioned upon waving sidewalks.

The motion passed by a 6-0 vote.

The last item on the agenda was to consider a request for Final Plat approval of the Princeton Garden, Ph. II Subdivision, a 28-lot, 10.8 acre project located off Princeton Road. The property is zoned RP-3 (Planned Residential District), and the petitioners are Grant Summers and Greg Cox.

Public Hearing was held and no one spoke.

Motion: Brock
Second: Clarke

To consider Final Plat approval of the Princeton Garden, Ph. II Subdivision, a 28-lot, 10.8 acre project located off Princeton Road

**conditioned upon a bond from
engineering pricing an asphalt
surface coat.**

The motion passed by a 5-0-1 (Rothe) vote.

There being no further business, the meeting was adjourned at 6:37 PM.

APPROVED:

Joe Wise, Chairman

SIGNED:

Greg Cox, Secretary